

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: March 19, 2015 **Meeting No.:** 201

Project: 20 East Franklin St. **Phase:** Discussion

Location: 20 East Franklin St. , Baltimore, MD

PRESENTATION:

Mr. James Riggs, representing Osprey Development introduced the project to the Panel. As conceived, the project employs a combination of adaptive use and new in-fill construction and consists of 41 apartment units and 12 structured parking spaces. Mr. George Holback, partner with Cho Benn Holback and Associates Architects identified the key design components which include the adaptive use of the historic head house building at the north west corner of E. Franklin and St. Paul Streets and a complimentary new five story addition to the north of the head house building along St. Paul Street. In keeping with the architecture of the historic head house building, the new addition consists of a masonry façade with punched window openings, a stone base and the top floor and loft structure clad in “Hardie” plank or equivalent.

RECOMMENDATION OF THE PANEL:

The Panel was extremely complementary of the Architect’s sensitive response to program requirements and urban design, architecture and historic contextual influences. Proposed extension of the St. Paul Street sidewalk as well as the scale and architectural fenestration of the new addition was viewed favorably. The Panel suggested the architect study the following:

- 1.) The scale and fenestration of the storefront windows in the multi-purpose space at the base of the historic head house building. These windows appear to be more “storefront” like and not in keeping with the scale and proportion of other windows.
- 2.) The placement and cadence of the second floor windows within the new addition along St. Paul Street. It was felt that these windows should align with and repeat the size and pattern of the proposed upper floor windows.
- 3.) The practicality of maintaining recessed planters along St. Paul Street garage at ground level.
- 4.) The material breakdown of the façade along Hamilton Street should be revisited to decide whether there should be more of an emphasis on the corner or if the

brick should continue further up Hamilton. The roof lines may also benefit from simplification to a single slope rather than a pitched form.

PANEL ACTION:

Discussion only, no panel action.

Attending:

George Holback – Cho Benn Holback

James Riggs - Osprey Development

Mackenzie Paull - DPOB

UDARP Panel Members - Dr. Judith Meany, Messrs. Gary Bowden, Rich Burns*, David Haresign, and David Rubin

Planning Department- Tom Stosur, Anthony Cataldo, Heather Martin, Jill Lemke, Caitlin Audette, Wolde Ararsa